

MINUTES OF THE PLANNING & ZONING COMMISSION  
VILLAGE OF ADDISON  
WEDNESDAY, SEPTMBER 9, 2020

The Planning & Zoning Commission meeting of the September 9, 2020 meeting was called to order at 7:00 p.m. by Chairman Bonfanti.

Present: Bonfanti, Del Rosario, Fotopoulos, Turk, Schmitt  
Absent: Kamide, McComb  
Also Present: Jennifer Henaghan and Mike Crandall, Village of Addison

**I. CALL TO ORDER – ROLL CALL**

Chairman Bonfanti called the meeting to order at 7:00 p.m.

**II. CONSIDERATION TO APPROVE THE MINUTES OF THE AUGUST 12, 2020  
P&Z COMMISSION MEETING**

Ms. Fotopoulos made a motion to approve the minutes from the August 12, 2020, seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There were none. Roll call was taken. Chairman Bonfanti abstained.

Motion passed unanimously.

**III. PUBLIC HEARINGS AND RECOMMENDATIONS**

1. **File #PZ-20-10**, consideration of approval of a variation to allow a patio to encroach up to the side lot line. The property is located at 2159 W. Silverleaf Lane in Addison, IL.

P.I.N.: 02-24-303-010

Petitioner: Daniel Noone

This file was advertised in the August 17, 2020 issue of the Daily Herald Newspaper.

Ms. Jennifer Henaghan of the Community Development Department stated the petitioner is proposing to construct a second, 17-foot wide patio along the west side of the home. Patios are permitted to encroach into the side yard setback so long as a minimum two-foot setback from the side property line is maintained. They will be allowed to do a patio that is 6 feet on the north end and 8 feet on the south end they are requesting to go 2-feet additional in depth.

Ms. Fotopoulos said the petitioner has gotten approvals from the utility companies, so if the property had to be dug because you are on the easement, the homeowner is responsibility, not Nicor to replace the pavers or anyone else because we gave them and variance. Ms. Henaghan stated that is correct. Mr. Del Rosario asked if this is part of a Homeowners Association. Ms. Henaghan said yes it is, it is a single family home and the petitioner is the President of the Association.

Mr. Schmitt asked if the HOA only maintains the common areas. Ms. Henaghan stated yes it is her understanding.

Mr. Daniel Noone, petitioner was present and sworn in. Mr. Noone stated that he wants to build a patio on the side by the pond. We are asking for a variation so it can be build out. We have received approvals from all of the utility companies and the Village. We are part of a Homeowners Association, they are Single Family Homes and are responsible for own homes, we pay a minimal fee for the landscaping. Ms. Fotopoulos asked the petitioner if he brought this to the HOA. Mr. Noone said yes.

Mr. Schmitt made a motion to close the public hearing, seconded by Ms. Fotopoulos.

Motion passed unanimously.

Consideration of File #PZ-20-10 as described above.

Mr. Schmitt made a motion for a recommendation for approval of the proposed variance as presented to be 2" off the property line, seconded by Ms. Fotopoulos.

Motion passed unanimously.

#### **IV. AUDIENCE PARTICIPATION**

None.

#### **V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN**

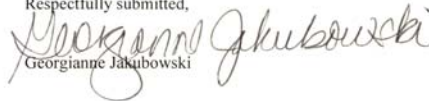
None.

#### **VI. ADJOURNMENT**

Ms. Fotopoulos made a motion to adjourn the meeting at 7:20 p.m., seconded by Mr. Schmitt.

Motion passed unanimously.

Respectfully submitted,

  
Georgianne Jakubowski